



BOARD OF ADJUSTMENT

AGENDA

**Kannapolis City Hall
Laureate Center - Kannapolis, N.C.**

Tuesday, June 18, 2019 at 6:00 PM

1. Call to Order

2. Roll Call and Recognition of Quorum

3. Approval of Agenda

4. Approval/Correction of Minutes – May 21, 2019

5. Swearing-In for Testimony

6. Public Hearing:

a. BOA-2019-04 – Variance – 289 James Street

Public hearing to consider a request for a variance. The applicant, New Life Developers, LLC, is requesting a variance from Article 4, Table 4.7-1 of the Unified Development Ordinance (UDO) which requires a minimum lot depth of 100-feet for property located in the RV (Residential Village) zoning District. The property is located at 289 James Street Avenue, more specifically identified as Cabarrus County Parcel Identification Number(s) 5613-86-8568 and is approximately 1.27 +/- acres.

b. BOA-2019-05 – Conditional Use Permit – Vance St

Public hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Long Ridge Development & Properties, LLC., is requesting a CUP to allow for the construction of single-family homes on properties located at 320, 322, 324, 326, & 328 Vance Street, more specifically identified as Cabarrus County Parcel Identification Numbers 5613-49-5412, 5613-49-4367, 5613-49-4313, 5613-49-3269 and 5613-49-3205. The properties are zoned CC (Center City) and are approximately 1.18 +/- total acres.

c. BOA-2019-06 – Variance – 2089 Hambridge Avenue

Public hearing to consider a request for a variance. The applicant, Blue Oak Construction, is requesting a variance from Article 4, Table 4.7-1 of the Unified Development Ordinance (UDO) which requires minimum front setbacks of 25-feet for property located in the RM-1 (Residential Medium Density) zoning district. The property is located at 2089 Hambridge Avenue, more specifically identified as Cabarrus County Parcel Identification Number 5602-94-3738 and is approximately .52 +/- acres.

8. Planning Director Update

9. Other Business

10. Adjourn

ADA Notice and Hearing-Impaired Provisions

In accordance with requirements of Title II of the Americans with Disabilities Act of 1990 (“ADA”), anyone who requires auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service or activity of the City of Kannapolis, should contact the office of Tina H. Cline, Human Resource Director by phone at 704-920-4302 or email at tccline@kannapolisnc.gov as soon as possible, but no later than forty-eight (48) hours before the scheduled event.